

PLANNING COMMISSION RESOLUTION NO. 6341

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARLSBAD, CALIFORNIA, RECOMMENDING APPROVAL OF THE PONTO BEACHFRONT VILLAGE VISION PLAN FOR THE AREA GENERALLY LOCATED BETWEEN CARLSBAD BOULEVARD AND SAN DIEGO NORTHERN RAILROAD, NORTH OF BATIQUITOS LAGOON AND SOUTH OF PONTO ROAD.

CASE NAME: PONTO BEACHFRONT VILLAGE VISION PLAN

CASE NO: DI 05-01

WHEREAS, the Ponto Beachfront Village Vision Plan has been prepared by the city and submitted to the Planning Commission for review; and

WHEREAS, the intent of the Ponto Beachfront Village Vision Plan is to create a mixed use, active pedestrian and bicycle oriented area with a strong sense of place, village atmosphere and unique character of design in the Ponto area; and

WHEREAS, a General Plan Amendment (GPA 05-04) and Local Coastal Program Amendment (LCPA 05-01) to incorporate reference to the Ponto Beachfront Village Vision Plan has also been considered by the Planning Commission; and

WHEREAS, the Planning Commission did on the 4th day of May, 2005, consider said matter and all factors relating to this item; and

WHEREAS, the Planning Commission did on the 5th and 19th days of September, 2007, consider said matter and all factors relating to this item.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Carlsbad as follows:

- A) That the foregoing recitations are true and correct.
- B) That based on the evidence presented at the public hearing, the Commission **RECOMMENDS APPROVAL** of the **PONTO BEACHFRONT VILLAGE VISION PLAN – DI 05-01** based on the following findings and subject to the following conditions:

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Findings:

1. **The Ponto Beachfront Village Vision Plan is consistent with the General Plan and the Local Coastal Program as described in GPA 05-04 and LCPA 05-01.**
2. **The Ponto Beachfront Village Vision Plan contains desirable land uses, circulation system and design guidelines which will allow future development proposals to comply with the intent of the Plan to create a mixed use, pedestrian and bicycle oriented, and visitor-serving area with a strong sense of place and village atmosphere.**

Conditions:

1. **Approval is granted subject to certification of Program Environmental Impact Report (EIR 05-05) and Mitigation Monitoring and Reporting Program, and approval of GPA 05-04 and LCPA 05-01 by the City Council, and is subject to Planning Commission Resolutions No. 6338, 6339 and 6340 for those other approvals incorporated herein by reference.**
2. **The following development guidelines shall be added to, and appropriate graphics revised in the appropriate section(s) of the Ponto Beachfront Village Vision Plan:**
 - a. **Carlsbad Boulevard Re-alignment Alternative 2 is the preferred alignment.**
 - b. **Parking garages shall be underground unless proven to be technically or financially infeasible.**
 - c. **Buildings shall implement "green" construction techniques and materials to the greatest extent feasible.**
 - d. **Trails within the Ponto Beachfront Village shall be linked to the greater Carlsbad citywide trail system.**
 - e. **Coordination with the California State Department of Parks and Recreation to develop physical connections from the Ponto Beachfront Village through the Carlsbad State Beach campground to the beach is strongly encouraged.**
 - f. **All parks on public property shall be reviewed by either the Parks and Recreation Commission, Planning Commission, and/or City Council as determined by the permit necessary for the development of the facility.**
 - g. **Any hotel on the southernmost Resort Hotel Character Area parcel shall incorporate an ocean view restaurant.**
 - h. **The Character Areas shall be revised to reflect the Increased Recreational Amenities/Green Space Alternative (Figure 6.6) of the Ponto Beachfront Village Vision Plan Final Environmental Impact Report with the buffer/setback from the bluff edge set at 75 (seventy-five) feet and restricted to passive public park uses only.**

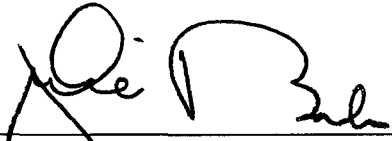
1 PASSED, APPROVED AND ADOPTED at a regular meeting of the Planning
2 Commission of the City of Carlsbad, California, held on the 19th day of September, 2007, by
3 the following vote, to wit:
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5 AYES: Chairperson Baker, Commissioners Boddy, Cardoso, Dominguez,
6 Douglas, Montgomery, and Whitton

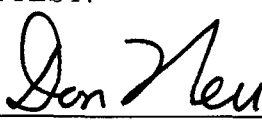
7 NOES:

8 ABSENT:

9 ABSTAIN:

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12 _____
13 JULIE BAKER, Chairperson
14 CARLSBAD PLANNING COMMISSION

15 ATTEST:

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17 _____
18 DON NEU
19 Planning Director
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